

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Abington

### Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	10	+ 25.0%	26	40	+ 53.8%
Closed Sales	7	13	+ 85.7%	27	33	+ 22.2%
Median Sales Price*	\$550,000	<b>\$599,000</b>	+ 8.9%	\$600,000	<b>\$590,000</b>	- 1.7%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.7	<b>0.8</b>	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	14	<b>25</b>	+ 78.6%	33	<b>39</b>	+ 18.2%
Percent of Original List Price Received*	103.3%	<b>101.7%</b>	- 1.5%	99.8%	<b>100.6%</b>	+ 0.8%
New Listings	7	<b>12</b>	+ 71.4%	25	<b>42</b>	+ 68.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

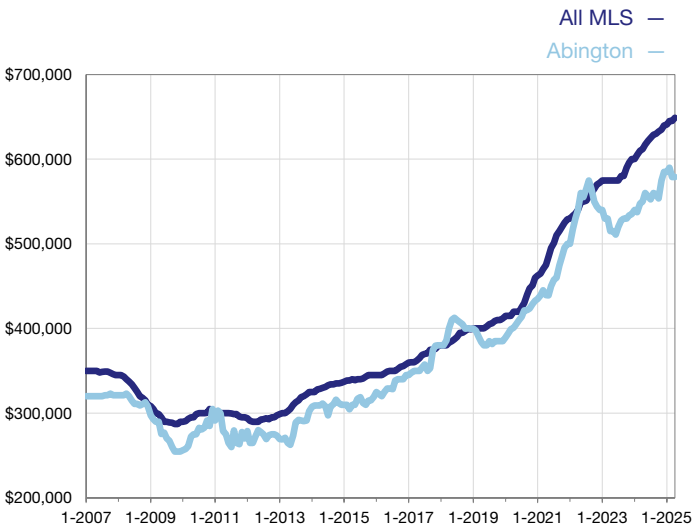
### Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	2	- 75.0%	17	12	- 29.4%
Closed Sales	4	3	- 25.0%	11	10	- 9.1%
Median Sales Price*	\$469,950	<b>\$475,000</b>	+ 1.1%	\$448,800	<b>\$467,450</b>	+ 4.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	13	<b>37</b>	+ 184.6%	30	<b>36</b>	+ 20.0%
Percent of Original List Price Received*	102.8%	<b>103.7%</b>	+ 0.9%	100.0%	<b>100.9%</b>	+ 0.9%
New Listings	9	3	- 66.7%	19	12	- 36.8%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

